The Year's Official Returns as to the Vessels Turned Out by Our Shippards.

WASHINGTON, Sept. 1-Complete official returns for the fiscal year ending June 30, 1900, show that 1,446 vessels of 393,168 gross tons were built and documented in the United States. Since 1858 this record has been exceeded only twice, in 1884, when 415,740 gross tons were built, and in 1874, when 432,725 gross tons were

The construction may be classed according to the following types: Schooners, schooner barges and sloops, 493 of 109,605 gross tons: Great Lakeasteam vessels, 25 of 97,847 gross tons; cana boats and barges, 523 of 74,860 gross tons; ocean screw steamships, twenty of 60,369 gross tons (of which all but one, the Maracaibo, 1,771 gross

cofew sizalisation, the Maracaibo, 1,771 gross tons, were built wholly or principally for trades reserved by law to American vessels: river steamboats, 375 of 44,282 gross tons, square ligged vessels, four of 6,295 gross tons.

The steam vessels built, 420 of 202,498 gross tons, surpass the record, the nearest approach being 1891, when 488 steam vessels of 185,037 gtoss tons were built.

The steel vessels built, ninety of 196,851 gross tons, exceed the previous record year, 1898, when ninety-one of such vessels of 121,379 gross tons, were built. Cleveland, Ohio, ranks easily first as builder of steel vessels, with nine steamining of 42,119 gross tons, followed by Newport News, seven steamships of 28,202 gross tons; Chloago, five vessels, 24,594 tons; Detroit, four steamships of 15,693 tons. For the last decade the steel steam vessels built in the United States aggregate 48, 65, 07 42,830 gross tons, of which 180 of 450,089 gross tons were built on the Great Lakes.

For comparison, it may be noted that the

aggregate 465, of 742,830 gross tons, of which 198 of 450,089 gross tons were built on the Great Lakes.

For comparison, it may be noted that the British Board of Trade reports that 727 steel steam vessels of 1,428,344 gross tons were built in the United Kingdom during 1899. During the ten years, sixty-nine steel steam vessels of 194,680 gross tons were built at Cleveland and 110 of 188,593 gross tons at Philadelpila.

The total tonnage built and documented on the Great Lakes during the year, 125 vessels of 130,811 gross tons, is the largest in the history of that region. The total for the middle Atlantic and Gulf coast, 606 vessels of 135,473 tons, exceeds any record since 1872. The total for the New England coast, 199 vessels of 72,-170 gross tons, has not been equalled since 1891, while the product of the Pacific Coast, 800 vessels of 40,398 tons, is surpassed only by the returns of 1898 and 1899. Construction on the Misaissippi River and tributaries, 217 vessels of 14,509 tons, is 0,000 less than 1899. The foregoing figures do not cover yachts or Government vessels.

#139,598,719 PAID TO PENSIONERS. The Name of Only One Survivor of the War of 1812 Remains on the Rolls.

WASHINGTON, Sept. 1 .- Auditor Youngblood for the Interior Department, in his annual report for the fiscal year ended June 30, says that the total disbursements on account of pensions in that period were \$139,598,719, of which \$249,009 was for the War of 1812, \$1,815, 812 for the Mexican War, \$517,178 for Indian wars, \$69,657,486 under general laws, \$65,766,079 under the law of 1890 and \$332,905 for the war under the law of 1890 and \$332,005 for the war with Spain, and the expenses of disbursement were \$1,260,250. But one sarvivor of the War of 1812 remains. He receives a pension of \$8,00 a month through the Buffalo agency. The agency at Topeka, Kan., heads the list with the largest amount of pension disbursements, \$15,503,30s. The aggregate amount of the pensions received by soldiers was \$104,205,612; by sailors, \$2,6327,338; by widows of solders, \$26,327,338; by widows of solders, \$26,327,338; by widows of sailors, \$1,033,018; by minors and helpless children, army, \$1,177,814; navy, \$39,007; dependent relations, army, \$2,770,081; navy, \$88,068, and army nurses, \$100,453.

\$2,770,981; havy, \$08,008, and army nurses, \$100,453.

The pension rolls which have heretofore been kept in oumbersome roll books are now being replaced by the card system, as it was found impossible, owing to the numerous changes in and additions of names, to keep an alphabetical index of pensioners. On the face of a small card, three by five inches, the name of a pensioner is inscribed, with all necessary data as to the number and date of his pension certificate, the law under which he is pensioned, the class, rate and date of commencement of his pension, &c. To each pensioner an individual card is given, and the cards, after being written and compared with the record, are arranged according to a perfect alphabetical system and filed in small drawers holding 1,000 each. On the reverse side of the cards are ruled spaces for the entry of payments to the pensioners for twenty years.

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MANHATTAN COLLEGE. Courses leading to the Degrees of B. A. & B.S. Modern Languages, Civil Engineering, Archi-tecture, General Scientific, Pedagogical Courses, Commercial Department. REOPENS TUES, SEPT. 11TH. For Catalogue address BRO, CHARLES, Director.

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Now open for the fall term; evening seasion reopens
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Individual instruction in Stenography. Bookkeeping. Typewriting, Penmanship. Arithmetic, Grammar,
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Students received daily. Lectures and Concerts.
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A few partial and free scholarships will be awarded to exceptionally talented pupils. Application personally on Monday, Sept. 3.
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REAL ESTATE NEWS.

According to the Federal census the populaon of the territory comprised in the present Bronx borough rose from 88,085 in 1890 to 200,507 in 1900, an increase of 127.70 per cent. The popilation of Manhattan rose from 1,441,216 to

1,850,003, an increase of 29.02 per cent.

The phenomenal growth of The Bronx is illustrative of the influence of rapid transit in the development of suburban land, and suggests some idea of the effect on real estate which is certain to result from the underground railway. The decade of extraordinary prosperity in The Bronx is traceable primarily to the openng of the elevated rallway, and secondarily to the adoption of an official street plan and the creation of a local system of trolley transporta-

The Suburban Elevated Railway, which had been opened to 143d street in 1886, was completed o Tremont in 1891, and in the same year the local Department of Street Improvements was created by a special act of Legislature, with the resuit that by the end of 1895 the last of the final maps for the Twenty-third and Twenty-fourth wards, as then constituted, had been filed. Meantime, in 1894, the fare on the elevated railway, from Tremont to the City Hall and the Battery, was reduced from 10 to 5 cents.

The adoption of the final street layout was matter of vital importance, as without its authoritative guidance acre property could not be subdivided into blocks and lots, and uncertainty as to whether the existing village streets would be retained discouraged building even in the older settlements, excepting in a section at the lower end of the Twentythird ward, the streets of which conformed o the city plan on Manhattan Island. The creation of the local Department of Street Improvements, which made the speedy completion of a comprehensive street plan possible, and the reduction of the fare on the elevated railway were secured only after a determined public agitation. Indeed, the forunes of The Bronx have been pushed with exceptional vigor on every conceivable occasion by her leading citizens, which in no precedented progress.

The influence of the reduction in the elevated railway fare, coupled with the adoption of the final street plan, was made strikingly apparent n the swelling volume of building projects, the estimated cost of which rose from \$4,809,-Railway, organized in 1892, which operates 82d st, s s, 100 w West End av, 25x102.2; Robert L de Camp to Marie P Korn, r s eight lines of surface cars on the trolley system, undoubtedly acts as an important feeder to the L road, besides facilitating local intercourse. But that the elevated railway is the dominating influence is evidenced by the fact

Robert L de Camp to Marie P Korn, r s 50 cts, mge \$5,500 cts.

25.8x51.10. Robert L de Camp to Marie P Korn, r s 50 cts, mge \$5,500 cts.

Korn, r s 50 cts, mge \$5,500 cts.

34th st, n s, 92 w 7th av. 17x95 9; Paul H Towne to Wm Weis, r s \$5 50, mtge \$15,000 that the real estate movement has been for the most part confined to a strip of territory running along Third avenue and extending outward half a mile-a comfortable walking distance-on either side of the L road. The following building statistics for The Bronx will give some idea of the private im-

provements which have been effected during the decade: 8.285.6 4.809.3 8.148.4

The extraordinary building movement durng the period beginning with 1895, while ocasioned in the first instance by local factors, especially by a five-cent fare on the elevated rallway, whose introduction of through express trains must also be considered, and by the adoption of a final street plan, was further stimulated by a failing interest rate on mortage loans and low prices for building materials. That a constructional movement of such phenomenal proportions should, despite a heavy influx of population, result in a marked oversupply of housing was inevitable. A supply of housing was inevitable. A supply of housing somewhat in advance of the demand is, indeed, a normal and beneficial condition in active frontier sections. Nevertheless, building has undoubtedly been overdone in The Bronx, although the evil is in a fair way of being cured by a practical suspension this year of constructional work.

The forbidding story of unsuccessful building operations made public in current foreclosure actions has had a deterrent effect on investors not familiar with the technical real estate situation in the Bronx. As a matter of fact the leading local brokers are unanimous in the opinion that the over supply of housing exists only in low grade flats in certain localities. Four and five-story flats, with three families to the floor, have sprung up like mushrooms in Brook avenue, which derives its name from the creek that formerly flowed along part of its course; on the old Bathgate estate hear the terminal of the Third averse Livelenger.

Plelham read, e. 48.11 n Middletown road 25x00. Eagle av. 675, w. s., 10.61905x19 100093.

Eagle av. 675, w. ress trains must also be considered, and by

in Brook avenue, which derives its name from the creek that formerly flowed along part of its course, on the old Bathgate estate near the terminal of the Third avenue L road, and in one or two other localities. The excessive multiplication of the flive-room flat is, of course, an incident of the building loan industry, and is explained by the fact that this type permits the largest number of tenants on the regulation twenty-five foot lot. These flats, which contain hot water supply, but no steam heat, except in the halls, rent nominally at from \$13 for the fifth floor to \$16 for the second, but in actual practice these figures are frequently materially reduced, as is proclaimed by recently organized anti-free rent agitations. Flats of this description, however, do not offer any very decided advantage in price over similar accommodations in Manhattan, and their tenants have had to be secured largely from the lower East Side tenement house district.

Apart from five-room flats all classes of housing, brokers say, are in pormal relation to the demand. Steam-heated flats, with two families

Apart from five-room flats all classes of housing, brokers say, are in permal relation to the demand. Steam-heated flats, with two families to the floor, rent readily, a seven-room apartment on a 28-foot plot bringing from \$28 on the fifth floor to \$32 on the second. Cold water tenements, with four families to the floor, bringing from \$7 to \$10, appeal only to the local labor population.

ment on a 28-foot plot bringing from \$28 on the fifth floor to \$32 on the second. Cold water tenements, with four families to the floor, bringing from \$7 to \$10, appeal only to the local labor population.

The great majority of the bouseholders who emigrate to The Bronx do so because they can rent or buy there private houses at prices impossible in Manhattan. Despite the great numbers of one and two-family houses recently erected, particularly of frame, within the district lying between the old and the new fre limits, brokers say that the supply has not more than kept pace with the demand, and that speculative builders are fully justified in the activity which they have developed along the line of the Fordham extension of the elevated railway. The price of lots convenient to the existing L service has for the most part become prohibitive of inexpensive improvements, except where the streets have not been legally opened or trunk sewers put in, which, for example, is the case on parts of the Morria and Zabriskie estates.

Indeed, the sulability of one and two-family houses, and particularly of the latter, is so well established that many are being constructed of brick, even outside the fire limits, especially along the municipal rapid transit route. Eighty such houses, round numbers, mostly two-family dwellings, have been built in a locality within ten minutes walk from the nearest L station by a single firm of builders, and have met with prompt success in the selling market. As the two-family brick house is apparently destined to be the typical improvement over a large part of The Bronx, it may be suggestive to give the terms effered by the firm of builders in question, whose houses are in a thoroughly representative neighborhood, two blocks distant from a proposed rapid transit station in Westchester avenue. The two-family dwellings are offered at \$4,500. A cash payment of \$1,500 is required. The balance of the purchase money may remain on bond and mortalus an apartment of seven rooms and bath which rents at \$2 and \$18 to \$23 for the upper. That property of this description appeals to tenants and to andlords who choose to live on the premises quires no explanation. But many small investors in Bronx real estate

hifelder, Simon, and ano, to Park Mort-Beller George and Annie. John M. to Rosewell

Real Estate Transfers

DOWNTOWN.

(South of Fourteenth #1.)

Houston st, 442, n w cor Manhattan st, 31.2s, 67.3, A. J. Weingert to Louisa Coates, r s \$1. Sherif st, e s, 60 s Hivington st, 40x75; 1sl-dore Jackson to Louis Hand, r s \$10, mtgs. DOWNTOWN. dore Jackson to Louis Rand, rs \$10, mige \$15,000 Columbia st, 117, ws, 25x100 Joseph Larchan et al to Joseph Isaac, rs \$16, mige \$18,000 Cherry st, 105 s, s 8, 16.8x60.6x irreg; also Cherry st, 107, s 8, 16.8x60 Bernard Golden to Susan Connery, rs \$4, mige \$11,000 ... Carmine st, 80, s 8, 20x60; William E Wyait, referce, to Jane E Oothout.

East Broadway, 265, s e cor Monigomery st, 15x78, also Montgomery st, 7, n e s, 24x78. Aaron Goodman to Samuel Wacht, rs \$27.50, mige \$62,500 ... Perry st, s 8, 107.8 w Greenwich av, 22x95; Henry S Bowron to John McDermott, rs \$13.50 ... 11th st, 203 e Avenue B, 25x94.8; Adolph Wexler to Herman Gersten, rs \$5.50, mige \$31,000 ...

East of Fifth as, between Fourteenth and 110th sta. 41st st, 306 E, 16.3x67x17.10x59.9; William P Sheridan to Patrick O'Nelli, rs \$8. 80th st, 239 E, 25.5x102 2; Julia Haupt to William Gariner. \$8,000

(West of Fifth ar, between Fourteenth and 110th sta. HARLEM.

(Manhattan Island, north of 1100 st.)
Th av, n w cor 143d st, 90.11x125; Henry
Kern to F W Sauer et al., rs \$25, mige \$30,000
12 ist st, \$10 E, 20x100.11; Rose Jenniewein
to Alots Bebre and wife, r s \$10
110th st, 353 W, 18x100.11; Annie M Keenan to Anne Collins, rs \$1
112th st, ns, 258.6 w ist av, 27x100.11; Aaron
M Janpole and ano to Feter Di Lemme and
ano, rs \$7.50, mige \$22.500.
Broadway, se cor 140th st, 24.11x100; Thomas D O Connor to Joseph Wolf, rs \$19.....

(Borough of The Brons.) Welher Court, n s, 137.4 e Washington av, 32.4x48; John C Davis to Josle G Welsh, r s \$1, mtg 88,000.

136th st, a s, 145 w Brown pl, 25x100; Marie Butt to Nellie Schomaker, r s \$8.50, mtge 28.500. 88,500
Weller Court, n s 1694 e Washington av.
16,2x43. John C Davis to Laura Wehman,
r s \$1, mtgc \$4,000.

143d st. n s. 131.6 e Alexander av. 25x100;
Laura Wehman to John C Davis, r s \$1, Laura Wehman to John C Davis, r s \$1, mige \$7,000.

Brook av, s e cor 165th st, 36.7x92.8x34.6x 105.11; Charles Walker to Annie M Durning, r s 51.

Pelham road, e s, 48.11 n Middletown road 25x90; Edward Baer et al to Tomaso Gabbucci, mige \$350.

Eagle av, 673, w s, 19.6x99.5x19.10x99.5; Josie G Welsh to John C Davis, r e \$1, mige \$6,200.

140th st, s s, 117 e 3d av, 17x103.3; Edward E Black to C W Kingsland, r s \$17.

13,500 EAST SIDE.

Same property same to Aug ust Oppenheimer demand 4 ist st. 306 E. Patrick O'Neill to Wm P. Sheridan, installs 80th st. 239 E. William Gartner to Henry C. Gartner, gdn. &c. 3 yrs. 17 e 3d av. Edmund W. Kingsland to American Mortgage Co. 3 yrs. 12,000 Madison av. 1787. James D. Putnam to Clera de Hirsch Home for Working Girls, 3 yrs. 34th st. n. s. 03 w. 7th av. William Wels to Paul H. Towne, 2 yrs. 2,000 25,000

WEST SIDE (West of Fifth ar, between Fourteenth and 110th sta.)

29th st, n. s. 150 w 5th av. Bancroft Reality
Co to Harry D Kittinger, trustee, secures
29-year bonds for
91st st, n. s. 127.6 w Amsterdam av. Henry
Kern to Fred'k W Sauer et al, 1 yr.
91st st, n. s. 127.6 w Amsterdam av. Henry
Kern to Title Guanantee and Trust Co. 1 yr
Riverside av or Drive, se cor 94th st, Bernard
S Levy to N Y Investment and Improvement Co. demand. (West of Fifth av. between Fourteenth and 110th sta

HARLEM.

BRONA:

(Borough of The Bronz.)

Arthur av. w s. 419 n Kingsbridge road;
Elizabeth and Charles Cromar or Cromer
to Sincon E Bradley. 5 yrs.

Washington av. w s. 48 n 165th st; Thomas
Hicks to John J Brady. 1 yr.
136th st. n s. 75 w Alexander av. Ira G Lane
to N Y Life Ins and Trust Co. 3 yrs.
136th st. n s. 81.10 w Alexander av. Frances
E Gentil to N Y Life Ins and Trust Co. 3 yrs
Railroad av East e. s. 76.5 s 135th st. 78x129
to Canal st West, Olin J Stephens to Bowery Savings Bank, 1 yr.
Prospect av. es. 25 n 154th st; George Beiler to
Carl A Mowsky, 6 yrs.
10,000
136th st. s. 145 w Brown pl. Nellie Schomaker to Marie Butt, 5 yrs.
235th st. n s. 100 w Keppler av. 50x200 to
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All patent rights, plant, conduits, rights, franchises, &c; Knickerbocker Telephono and Telegraph Co to the City Trust Co, at trustee, secures 59-year bonds, 4 per cent. 5,000,000 

Beller George and Annie, to Frank Anies. \$1,500 9 33 236 Edwards, Margaret, to Emma S Pouter. 1,600 12 15 149 Ismay, Joseph F, to Pincus Lowenfeld. 2,875 6 58 24 But many small investors in Bronx real estate have had cause to regret their purchases because of failure to reckon on assessments. It is a favorite trick with speculative builders to build small houses on streets which have just been legally opened and before the assessments for the various public improvements in the street become due. Owing to official red tare a street may be opened, and indeed, regulated and graded, sewered and paved two or three years before the assessments for these various improvements are levied. During this intervening period houses may be built and sold to buyers, who have given no thought to the matter of assessments. The street improvements ephance the value of the lot by at least as much as the assessments of the lot by at least as much as the assessments of the lot by at least as much as the assessments of the lot by at least as much as the assessments of the lot by at least as much as the assessments are levied. To fand T company.

Carlew, James, and wife, to William D Manning.

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7 92 164 1 57 334 1,500 1,500

8 972 1,655 259 3,500 3,500 1,665 263

Mechanic's Liens.

Madison st, n e cor Gouverneur st, 60.2x100;
Karl Mathiasen vs Max and Barnet Hamburger
Av B, n e cor sth st, 23.3x100; Karl Mathiasen vs Barnet Hamburger and Lowenfeld
Av B, n e cor sth st, 23.3x100; Karl Mathiasen vs Barnet Hamburger and Lowenfeld
Schmidt and Henry Von Heyn.
18th st, 773 William Buess vs Josephine
Schmidt and Henry Von Heyn.
18th st, s, s, 1a e Park av, 40x100; Timothy Flood vs Wm H Barnes and George
Vassar's Son & Co.
Madison st, n e cor Gouverneur st, 70x100;
Morris S Rubin vs Barnet Hamburger
140th st, s s, 102.9 e St Ann s av, 225x100;
Antonio Cebrelli vs William Bankin and
Chas Johnson and Nestie Lamura.
Broadway, n w cor 95th st, 45x100; Peter
Boyce vs Mary Helmer, Elizabeth Winter
and Thos P Setz. 1,025.00

Satisfied Mechanics' Liens.

Clinton av. e. s. 30 s 175th st. 105x175; John
J Bell vs Leonoldo Lizzio and Nena Guiders, June 30, 1900

Clinton av. se cor 175th st; Clifford L Miller
vs same, Aug 10, 1900

Morris av. se cor 180th st. 75x75; Clarke &
Sherman vs Wm G Piqueron, Aug 30, 1900

30th st. 342-344 W. Isidore Abramowich vs
Robert Smith et al. Aug 20, 1900

107th st. s. 500 w Amsterdam av. 190x - to
196th st x100x - Dominick Borgia vs
Roman Catholic Church of the Ascension
et al. Aug 18, 1900 10.00 Foreclosure Suits.

(Manhattan Island, north of 110th st.) 100

(East of Fifth at, between Fourteenth and 110th sta) 33d st. 211-229 E: Ormond G and George C Smith, also Cora A Gould to Dry Dock Savings Institution, 1 yr. Madison av. s wor 94th st. William Mo-Cracken and others to Herman and Henry Raabe demand. Same property, same to August Oppenheimer demand.

KNICKERBOCKER T. & T. CO.'S BIG MORTGAGE.

Discharges of Mortgages.

Satisfied Mechanics' Liens.

Edgecombe av, s e cor 138th st, 20x68; N Y Life Ins
Co vs John J Egan et al; atty, E E McCall.

Riverside drive or av, n e cor 118th st, 103.7x87x100,11
x110.6; American Mortgage Co vs Jacob D Buller
et al; attys, Bowers & S.

46th st, s s, 368.9 e 8th av, 18.9x100.5; leasehold; 22d st, 262 W; six-story and basement flat

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY.

WANTS AND OFFERS.

POLSOM BROS., 835 Broadway.—Want factory building about 50x100, below 125th at preferred; building must be substantial and price attractive; want also application for a mortgage loan of \$20,000 at 4° per cent on 55 per cent basis of conservative valuation.

CHARLES GRIFFITH MOSES & BRO., 157th St. and Amsterdam Av.—Want a suitable country place on Jersey coast, not over \$5,000, in exchange for a private house on Washington Heights.

B. I. KENNELLY & CO., 7 Pine St.—Want dwelling, 48th to 55th st. between 6th and Madison avs.; price not over \$45,000; cash buyer. Also want properties in the Ninth ward, suitable for improvement, for cash buyer. Also have the suitable for improvement, for cash buyer. Also want properties in the Ninth ward, suitable for improvement, for cash buyer. Also plot 752,200, 30th to 42d st., 7th to 9th av. for cash customer.

WM. C. LESTER, 539 8th Av.—Wants out-of-town free and clear lots in exchange for desirable private dwelling on Washington Heights; \$21,000; mortgage, \$14,500.

PORTER & CO., 159 West 125th St.—Want small downtown business property, free and clear of with small mortgage, in exchange for free and

portent & CO., 159 West 125th St.—Want small downtown business property, free and clear or with small mortgage, in exchange for free and clear five-story single flat, fully rented, in complete and perfect condition and good location; would add cash.

WILLIAM II. FOLSOM, 14 West 29th St.—Wants corner below 42d st., 2d to 6th av., that can be improved; possession not later than May 1, 1801. Also, for responsible concern, building centrally located, containing about 100,000 square feet loft apace; corner preferred; can wait for building to be constructed. Also private house, between to be constructed. Also private house, between 14th and 27th sts., 1st and 3d avs., for cash buyer. OFFERS.

FOLSOM BROS., 835 Broadway - Offer 6th av. near 24th st., 21x100, with old building, fully rented; mortgage, \$25,000 at 4 per cent.; want offer; ad-joining property can be had. Also, plot on Stuy-vesant st., 50x70, with private house buildings; asking \$30,000. Also, five-story factory build-ing, 50x100, with stable and lot adjoining, 25x100; light on all sides; boiler, engine and sprinkling

Real Estate.

year Field Judson HOUSES FOR SALE AND RENT,

Also Westchester County and out of town properties. Telephone 2505-38th St. ASHFORTH & CO.,

Real Estate, No. 1509 Broadway. EDWARD ASHFORTH. Near 44th Street

Gity Real Estate. Above 14th st., 5th av. to North River. 5th av., 253, near 28th st., Pull size, extra deep, four-story basement and cellar,

high stoop, business building for sale or to lease for a MACLAY & DAVIES,

67 and 69 Wall St. \$12,500 A desirable four-story private dwelling; good block, near 93d st. station must be sold.

122,000—Four-story dwelling, is feet 9 inches wide; bathroom extension; spiendid block lower 90s, Central Park West and Columbus; this is one of the cheapest houses we have ever offered.

STABLER & SMITH, \$12,750—WEST 34TH STREET. Private dwelling, 19.4 wide, three-story and basement brown stone front; one of the best houses in the block—mort \$5.50 at \$45%. Possession at once.

WILLIAM C. LESTER,

939 Eighth Ave., pear 56th St.
Van Dyck Studio Building.

Borough of Bronx Sale of Rent. Hunt's Point, 23d Ward. PLOT OF 28 LOTS ON BARRETTO STREET, adjoining Monastery of Corpus Christi; admirably adapted for institution. Also eight full lots immediately opposite, together or sep-

CREAT BARCAINS. Title guaranteed by LAWYERS' TITLE INSURANCE CO.

MACLAY & DAVIES, 67 Wall Street. Dwelling Louses Co Zet.

Unfurnished. PORTER & COMPANY are offering a large list

DWELLINGS FOR RENT. SEND FOR LIST. 159 West 125th St. 84th St., 9 East, near 5th av.,

Magnificent, extra drep, four-story, basement and

cellar; high stoop; private dwelling covering lot 25x102.2 to lease for a term of years.

MACLAY & DAVIES. 67 and 69 Wall St \$50 PER MONTH.

To Ett for Business Purposes.

A CHOICE BROADWAY STORE and basement connecting with Sixth avenue store to be leased.
THOMAS & ECKERSON,
35 West 30th st. Gustav Scholer vs Mary E Williams et al: attys. Holis. W & B. 45th st, n s, 323, 2 of th av, 17.2x100.4; Leander Brink vs Frank A Tozer et al: attys. McKoon. L & S. 154th st, n s, 207, 8 e Lenos av, 17.5x99.11; the Mercantile Trust Co. trustees, vs Ferdinand H Monjo et al: attys. Alexander & G. 152d st, n s, 100.11 w St Nicholas av, 50x74.11; Frederic J Middlebrook vs Henry B Thomas et al: attys. Howers & S. St Nicholas av, w s, 40.11 n 148th st, 20.5x88.1x20x 92.5; the Germania Life ins Co vs Laura D Cobb et al: attys. Shipman, L & C. 14is st, n s, 43.11 w Edgecombe av, 25x99.11; Mercy M Plum vs Alfred W Stone et al: attys. Townsend, D & L.

Lis Pendens. Cortlandt st. 29: James Gartagania vs Margaret Kazis and ano: to set aside assignment of lease; atty, is Vorhaus. Building Contracts.

123d st. n s. 225 e Amsterdam av. 50x100.11;
Germania Life Ins Co loans Wm H Muhiker

Broadway, s e cor 102d st. 75x99.11; Metropolitan Life Ins Co loans Samuel Bass.

27th st. n s. 150 w 4th av. 75x113.6; Metroropolitan Life Ins Co loans the 27th st company.

76,000

Plans Filed for New Buildings. DOWNTOWN.

(South of Fourteenth at.)

Broadway and with st. n w cor; improvement to store; Elias F. Fales, owner; cost...

oth st. 78 E. improvement to loits and store; same owner; cost...

East Houston st. 212; improvement to studio and store; T. York, owner; M. Bernstein, architect; cost.

Hester st. 60; improvement to dwelling and store; Max Simansky, owner; M. Bernstein, architect; cost. architect; cost
Whitehall st and Bridge st, n w cor; improvement to offices and store; Thomas Adams,
Sr. owner; Wilson & Dessau, architects;
cost

RAST SIDE.

(East of Fifth as, between Fourteenth and 110th 85th st. 249 E; improvement to tenement; Wengel Hajek, owner; A P Bruning, archi-Wengel Hajek, owner, A F Bruning, steet; cost

54th st. 223-225 E; improvement to brewery;
J Doeiger's Sons, owners; B W Berger,
architect; cost

75th st. 57 E: improvement to dwelling; R
R Crosby, owner; Howard, Csuldwell &
Morgan, architects; cost

57th st. 15 E: improvement to dwelling; Julia
Post, owner; W S Post, architect; cost.

4 A. W. 5. 75 s 15th st. improvement to tensement; Albert Hildebrandt, owner; cost.

(West of Fifth as, between Fourteenth and 110th sta.)



houses (private) on Washington Heights at Largains.

WILLIAM H. FOLSOM, 14 West 29th St.—Offers business building near Broadway and 30th st.; leased for ten years with a guarantee; tenant pays taxes; will pay 6 per cent. on investment. Also, 53d at., near 5th av., 40-foot front; suitable for stable, carriage maker or tenement; loan to responsible builder.

PORTER & CO., 159 West 125th St.—Offer modern six-story apartment house on 93d st. near West End av., 37.6x126x148, eight and nine rooms with two baths in each apartment, electric elevator, latest improvements and conveniences, actual rent, \$11,800; one vacancy; mortgage, \$72,500 at 47, per cent; would consider smaller property and some cash.

WM. C. LENTER, 933 8th Av.—Offers in West 34th st., between 6th and 10th avs., three-story and basement brownstone dwelling, 9.4 feet wide; one of the best houses in block; price, \$13,500; mortgage, \$5,500 at 47, per cent.

B. L. KENNELLY & CO., 7 Pine St.—Offer 10 lots. 15 istst. and 152d st. near Broadway; price, \$7,500 each.

151stst and 152dst. near Broadway; price, \$7,500 each.

FOLSOM BROS., \$35 Broadway - Offer, to close an estate, a lot on Union Square East, with connecting lot on street, the two containing 5,525 square feet; additional frontage on street if desired. Also, a five-story and basement factory building, neighborhood 54th st. and 10th av., 25x100, for alle or to let; will make improvements if desired. Also, five-story tenement with two stores near 2d av., above 42d st.; lot 25x100; price, \$16,000; mortgage, \$15,000. Also, five-story tenement with stores, 25x100, near 2d av. below 14th st.; rented \$2.508; price, 524,000. Also, 6th av., west side, above 55d st., lot 25x100. Also, lot in the neighborhood of 77th st. and 2d av., to close an estate.

estate.

SONS, 45 William St. - Offer plot of 28 lots, whole avenue front, adjoining East River, 2002323 feet; ripe for improvement, suitable for manufacturing site or tenement.

To Zet for Business Burposes.

6TH AV. CORNER BUILDING Three Floors to let in new, mordern building, 75x100, northeast corner of 6th av. and 26th st. 7,000 square feet in each; these lofts were spe cially designed and built for showrooms, salesrooms, warerooms and light manufacturing; building steam heated throughout; freight and passenger elevators; top floor has glass skylights, making it exceedingly attractive for any business requiring extra light; well adapted for

photographer, lithographer or artist's studios, Apply to manager, on premises, 55 and 57 West 26th st., or your own broker.

West Side Park Avenue,

Freight and passenger elevators, private electric power and light, live steam, steam heat.

MACLAY & DAVIES,

67 Wall St. A UNION SQUARE CORNER. Store and Basement to be leased.

THOMAS & ECKERSON, 35 WEST 30TH ST. 87 BEAVER ST.

to suit tenants. MACLAY & DAVIES, 67 and 69 Wall St. AT 1215 Broadway, Daly's Theatre Build-

35 West 30th st.

ing .- Large and small Offices and Studios; all

AT 68 BEEKMAN ST. -1 or 4 lofts; rent, moder-Blats and Apartments to Ert-Anfurnished.

East Side.

131 East 15th st .- Apartment having seven

West Side. hot water, on Broadway, No. 2337; rents \$30

30th st. PARK AV. AND 82D ST.

67 AND 69 WALL STREET.

At 110 and 112 West 104th st .- Handsome

MACLAY & DAVIES,

Apartments of seven rooms, bath; steam, hot water; \$35 to \$42. THOMAS & ECKERSON, 35 West 30th st. 130 West 91st st .- A very nice Apartment

AT 2197 Broadway, near 78th st.-Attractive Apartment, eight rooms and bath; steam, hot water

and stores; Oslas Kanner, owner; O F
Pelham, architect; cost.

6th av. 394-396; improvement to hotel: Rich
estate, owner; B W Berger, architect, cost
8th av. w s. 49th to both st; improvement
to car stables; Metropolitan Street Finilway
Co. owner; A V Porter, architect; cost.
Broadway and 17th st, n w cor; improvement
to offices and gallery; Robert tionet estate
owner; C H Richter, Jr. architect; cost.

HARLEM. (Manhattan Island, north of 110th st.) Robert Huson, owner; J Kastner, archi-

Robert Huson. o BRONX (Borough of The Brons.) Elliot av and Fort Schuyler road; one-story shed, Louis Lubeker, owner, Alexander Fowler, architect; cost.

Same location; one-story lavatory; same owner and architect; cost.
Ogden av and 165th st. n w cor; improvement to tenement; John Selmes, owner; Alexander Fowler, architect; cost.

WASHINGTON, Sept. 1 .- The public debt statement issued to-day by the Treasury Department shows that in the month of August the debt of the United States increased \$2,022 396; the interest-bearing debt decreased \$19. 625,900; the debt on which interest had ceased increased \$6,025,650; the debt bearing no interest increased \$82,977, while the cash in the Treasury decreased \$14,439,669. The debt on Aug. 81 stood: Interest-bearing debt, \$1,001,406,260 debt on which interest had ceased, \$9,201,800 bearing no interest, \$386,987,582; total, \$1,807,

bearing no interest, \$386,987,582; total, \$1,807,688,802.

The cash in the Treasury is made up of the following items: Reserve fund—Gold coin and bullion, \$180,000,000. Trust funds to redeem outstanding certificates—Gold coin, \$285,975.
679; silver dollars and bullion, \$494,000,000. United States notes, \$2,580,000. General fund—Gold coin, bullion and certificates, \$68,283,969.
United States notes, \$2,500,000. General fund—Gold coin, bullion and certificates, \$68,283,969.
silver dollars, bullion and certificates, \$12,787,996. United States notes, \$22,164.045, other assets \$17,426,009; in national bank depositaries, \$96,064,261; total, \$1,104,841,959.

Against this there were outstanding; Gold certificates, \$235,975,679; silver certificates, \$25,975,679; silver certificates, \$25,000,000. Treasury notes of 1890, \$70,388,000; miscellaneous liabilities, \$86,285,584; reserve fund, \$150,000,000; leaving an available cash balance of \$135,419,-696.

WASHINGTON, Sept. 1 .- The receipts of the Government for the month of August were \$49 -688,755 and the expenditures \$50,500.196, leaving a deficit of \$811,443. For the two months ended Aug. 81 the deficit is \$4.885,935, against \$4.050,971 for the same period last year.

City Real Estate.

WEST

Cor. 66th St., 10, 8, and 2 Rooms.

NEW 7-STORY APARTMENT. VERY CONVENIENT LOCATION.

7TH AVE. DRIVE,

112th to 114th St.

6, 7, 8 & 9 Rooms,

EXTREMELY QUIET NEIGHBORHOOD

113th-114th Sts.

6-STORY DELIGHTFUL LOCATION.

6 AND 7 ROOMS. TWO FINE TENNIS COURTS FOR THE

homes, heated and managed as few are. rooms, many closets, and wide-open front courts. The two-room apartments have

no kitchens. Responsible agent with plans at each building.

HEAD AGENT,

A Complete payments, to avoid foreclosure will sell interest or contract for \$25, \$45 remaining due can be paid off \$5 monthly; lots are near Jerome av. the future Broadway of New York city; lots near sell for \$425, close to Rapid Transit and 3d av. extensions. "PURCHASER," 1,242 Broadway.

HOMES THAT PAY.

Two family houses, now part rented, paying nearly all expenses: assessments paid, modern improvements: \$6,000 to \$6,750; EIGHT MINUTES: WALK from 6th and 9th av. L. station at 155th et. For particulars, write or apply on premises.

E. OSBORNE SMITH, Ogden av. and 165th st.

Borough of Richmond-Sale or Rent. A RROCHAR PARK, Staten Island—A modern Queen Anne cottage, le rooms and bath; all modern improvements, partially furnished; situated on high, dry, sandy sell; can be rented for one year or more from Oct. I at a low rent; within five minutes of

Bouses, Rooms, Places of Business, &c. Wa ted.

For Boys & Young Men-City & Country

30 WEST 16TH ST., NEW YORK CITY.
Studies resumed Monday, Sept. 16th.
Conducted by the Jesuit Fathers. Intended for day
scholars only. Founded 1847. Endowed by the
Regens of the University of the State of New York
with full collegiate power and privileges, January,
1861. Successor of the first Latin School opened in
New York, in 1868, and of the New York Affects
stitute, established in 1809 at Fifth avenueland 50th
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Central Preparatory School,

15 West 43d St., New York; 200 Joralemon st., Brooklyn. Classes or private work. Day or evening. Both series. Students prepared for any college, school in the United States. Opennow. REGENTS.

THE BINGHAMTON TRAINING SCHOOL for Nervous and Hackward children.
SOPHIA A. DOOLITTLE,
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A BUSINESS EDUCATION

81 East 125th St., New York, N. Y.

101 E.23'ST.NY. (COR.4"AVE) Phone 101-18 DAY AND EVENING SESSIONS.

mercial branches.

Business and Stenography.

Fifth Avenue and Park Avenue on 128th St.

August was a great month, the ending of a most successful year.

3,000 business and professional men honor the sebool by sending for stenographers and bookkeepers, three positions for each of the 1,100 students.

Business Reigns Supreme.

This is a trifty age, the useful takes the place of the ornamental. Young women earning \$15, \$15 and \$20 per week; young men doing still better—it is an inspiration.

THE STRUGGLER'S FRIEND.

For 12 years we have been leading the way.
"A Miller Graduate" is a synonym for proficiency.
SHORTHAND

PRATT INSTITUTE,

lay classes SEPTEMBER 24.

Bing classes SEPTEMBER 24.

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Including trade classes.

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For further information or for application Manks address the general office of the Institute.

PREDERIC B. PRATT, Secretary.

Glenwood Institute, Matawan, N. J.,

culars address
L. J. TOMPKINS, Registrar,
Washington Square, N. Y. City. Schools of Elecution & Dramatic Art.

Founded by THURBER 128 East 17th St., New York, THE 16TH SCHOLASTIC YEAR BEGINS SEPT. 4

Schools of Physical Culture.

the selling price, so that the unsuspecting buyer pays the full assessments while securing only a fraction of the enhancement in the land. It is safe to estimate that the various direct assessments that will have to be borne by the average lot will amount to \$1,000, which will become payable within three years after the street is legally opened. However, the question of assessments, if understood, is easily dealt with; and, it may be added, an investment in property on the frontier, even though the transaction may be small, is distinctly one in which the services of 2 reliable broker will bewers, George W, to the Commissioners for loaning certain moneys of New

Sharrott & Thom have sold for Jacob Wirth & Co. the three-story frame single flat, with stores, on the north side of 169th street, forty feet east of Barretto street, on lot 20387. The building is one of a row just completed.

J. Edgar Lenycrafthas sold for Mrs. Isabella Helm to W. W. Astor the four-story brownstone dwelling on a lot 26x100.5, at No. 224 building is one of a row just completed.

J. Edgar Leaveraft has sold for Mrs. Isabel
Helm to W. W. Astor the four-story brow
stone dwelling on a lot 26x10a5, at No. 2
West Forty-fifth street; for Mrs. Lucy E. Lyi
No. 403 Central Park West, a partly complete
apartment house, on plot 50 6x100, and fH. Robinson Nos. 540 and 542 West 113th street
two four-story dwellings each 18,9x35x100 114. two four-story dwellings, each 18.9x55x100.11.

80th st, 239 E, 25.5x102 2; Julia Haupt to William Gariner.
105th st, 317 E, 20x100.11; Simon Alexander to Augusta Met. r s s 1, mtg. 85.000 ...
22d st, 36 E, 26.2x98.9x26x98.9; William Prescott to Thomas F Coghlan, r s s 1.
22d st, 36 E, 26.2x98.9x26x98.9; William Prescott to Thomas F Coghlan, r s s 1.
Madison av, w s, 51.2 n 61st st, 25.6x95. Robert L de Camp to Marie P Korn, r s 50c....

system; located near East River and 72d st.; want offer for purchase of lease. CHARLES GRIFFITH MOSES & BRO., 157th St. and Amsterdam Av. Offer several desirable houses (private) on Washington Heights at bar-

STORES AND LOFTS in the two new six-story fireproof buildings on the

130th to 131st St.

Store and offices at moderate rents. Will be cor nected with and form part of 69 Wall St., and altered

have been refitted. THOMAS & ECKERSON. A FOUR STORY AND CELLAR BUILDING large show windows; rent, moderate; 106 and 108 Beekman st. RULAND & WHITING, 5 Beekman st.

large rooms and bath; \$900. THOMAS & ECKERSON, 35 West 30th st. A .- A .- Apartments, with steam heat and

NORTHEAST CORNER, ELEGANT APART-MENTS, SEVEN ROOMS AND BATH; LATEST IMPROVEMENTS: HALL ATTENDANCE; \$45 TO \$55; JANITOR ON PREMISES, OR

of seven rooms, bath, steam, hot water supply: \$55. THOMAS & ECKERSON, 35 West 30th st.

THOMAS & ECKERSON, 85 West 80th at. 72 D ST. 362 EAST—Apartments in the improved dwelling 2, 3, 4 rooms; all light; baths; laundry; hot and cold water; \$6 to \$13.50; halls heated. FOLSOM BROHERS, \$35 Broadway.

DEBT STATEMENT.

Increase of Debt in August \$2.922.396-Total of Debt, \$1.397,688,802.

Government's Expenditures Exceed the Re-

WASHINGTON, Sept. 1.-The coinage of the

CENTRAL PARK,

Nos. 1845, 1851, 1855.

Morningside Park,

NOS. 312 TO 320.

EXCLUSIVE USE OF TENANTS AND THEIR QUESTS. All these new apartments are owned by one estate. Non-speculative. All have They are select, quiet, and comfortable

R. B. McCOTTER, 1855 7th Ave. CALL AT BUILDINGS, OR SEND FOR PLANS.

Borough of Bronx-Sale or Rent. A PURCHASER of \$250 building lots unable to to \$50. THOMAS & ECKERSON, 35 West

> VAN CORTLANDT, on the New York and Putmansion and stable with ten acres of ground; house has fifteen rooms and is well adapted for a school or institution; will selt this property at a sacrifice. Apply estate of HUGH N. CAMP, 55 Liberty st.

steam and trolley cars. Address. EXSICCANT, box 152 Sun office.

United States mints during the month of August was 18,402,000 pieces, valued at \$7.774,160, of which \$5,050,000 was gold. Of silver 11,594,000 pieces, worth \$2,536,000, were coined, while the five-cent pieces numbered \$,076,000 and the pennies \$,436,000.